

BILL NO. 2388

ORDINANCE NO. 2208

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF CONWAY ON THE GROVE, LOTS 4 AND 5, CITY OF CHESTERFIELD, COUNTY OF ST. LOUIS, STATE OF MISSOURI.**

WHEREAS, The owner, Hayden Homes of Conway on the Grove Lots 4 and 5 has proposed a Boundary Adjustment Plat for the aforementioned tracts moving the property line between these two parcels, creating a new Adjusted Lot 4 and Adjusted Lot 5, for the purpose of creating a larger building area for Adjusted Lot 4 , and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment Plat regulations of the City of Chesterfield and has recommended approval of same and forwarded said Boundary Adjustment Plat to the City Council.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Boundary Adjustment Plat which is attached hereto as Exhibit "A" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 5th day of OCTOBER, 2005.

  
MAYOR

ATTEST:

  
CITY CLERK

My Commission Expires:

Notary Public

The undersigned holder or legal owner of notes secured by deed recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the St. Louis County Records, joins in and approves in every detail this Boundary Adjustment Plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this \_\_\_\_ day of \_\_\_\_\_, 2005.

STATE OF MISSOURI )  
 ) SS  
COUNTY OF ST. LOUIS )

On this \_\_\_\_ day of \_\_\_\_\_, 2005, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that he is the \_\_\_\_\_ of \_\_\_\_\_, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

This drawing has been reviewed under Section 1005.360 PLATTING EXCEPTIONS of City of Chesterfield Subdivision Ordinance (Chapter 1005), and approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2005. The purpose of this plat is to adjust a boundary between adjoining properties, no additional lots are created, and the new lots are not reduced below the minimum size required in the Zoning Ordinance or Subdivision Ordinance.

ATTEST:

John Nations, MAYOR

Martha DeMay, CITY CLERK

**SETBACKS**

SIDE TO SIDE - 12' MINIMUM BETWEEN STRUCTURES  
REAR TO REAR - 30' BETWEEN STRUCTURES  
SIDE TO REAR - 21' BETWEEN STRUCTURES

**BASIS OF STATE PLANE COORDINATE:**

STATION NAME: SL - 31  
NORTH: 312625.333 (METERS) EAST: 244719.699 (METERS)  
GRID FACTOR: 0.9999076  
ADJUSTED BY N.G.S. IN FEBRUARY 2000. (NOTE: 1 METER = 3.28083333  
STATE PLANE COORDINATES ESTABLISHED USING G.P.S.  
COORDINATE RELATIVE POSITIONAL TOLERANCE IS 3 CENTIMETERS

**Notes:**

- Bearing system adopted from "Highland on Conway Plat No. 2" a subdivisions according to the plat thereof recorded in Plat Book 83 page 39 of the St. Louis County Records.
  - Property referenced from Commonwealth Land Title Insurance Company, file number 474251, effective date - May 7, 2002 at 8:00 A.M.
- M.S.D. BENCH MARK  
638.32 - 12-157 SQUARE ON THE CURB AT CENTER OF ROUNDING  
ALONG ISLAND; 60' WEST OF CENTERLINE OF OLIVE STREET ROAD  
AND 5' NORTH OF CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY.  
SITE BENCH MARK  
604.52 - TOP O.I.PIPE AT NORTHWEST PROPERTY CORNER  
OF CONWAY ON THE GROVE.



SW CORNER OF CONWAY  
ON THE GROVE  
STATE PLANE COORDINATES  
(METERS)  
N = 312599.451  
E = 246497.690

A tract of land being Lot 4 of Conway on the Grove, a subdivision according to the plat thereof recorded in Plat Book 351, Pages 571 and 572 of the St. Louis County Records in U.S. Survey 370, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northwest corner of said Lot 4; thence along the boundary lines of said Lot 4 the following courses and distances: South 67 degrees 21 minutes 00 seconds East 134.76 feet, South 22 degrees 39 minutes 00 seconds West 55.00 feet, North 67 degrees 21 minutes 00 seconds West 134.77 feet and North 22 degrees 39 minutes 53 seconds East 55.00 feet to the point of beginning and containing 7,412 square feet.

**ADJUSTED LOT 4**

A tract of land being Lot 4 and part of Lot 5 of Conway on the Grove, a subdivision according to the plat thereof recorded in Plat Book 351, Pages 571 and 572 of the St. Louis County Records in U.S. Survey 370, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northwest corner of said Lot 4; thence Eastwardly along the North line of said Lot 4 South 67 degrees 21 minutes 00 seconds East 134.76 feet to the Northeast corner thereof; thence Southwardly along the East line of said Lots 4 and 5 South 22 degrees 39 minutes 00 seconds West 56.50 feet to a point; thence North 67 degrees 21 minutes 00 seconds West 134.77 feet to the West line of said Lot 5; thence Northwardly along the West line of said Lots 4 and 5 North 22 degrees 39 minutes 53 seconds East 56.50 feet to the point of beginning and containing 7,614 square feet.

**ORIGINAL LOT 5**

A tract of land being Lot 5 of Conway on the Grove, a subdivision according to the plat thereof recorded in Plat Book 351, Pages 571 and 572 of the St. Louis County Records in U.S. Survey 370, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the Southeast corner of said Lot 5; thence along the boundary lines of said Lot 5 the following courses and distances: North 67 degrees 21 minutes 00 seconds West 134.79 feet, North 22 degrees 39 minutes 53 seconds East 56.50 feet, South 67 degrees 21 minutes 00 seconds East 134.77 feet and South 22 degrees 39 minutes 00 seconds West 56.50 feet to the point of beginning and containing 7,615 square feet.

**ADJUSTED LOT 5**

A tract of land being part of Lot 5 of Conway on the Grove, a subdivision according to the plat thereof recorded in Plat Book 351, Pages 571 and 572 of the St. Louis County Records in U.S. Survey 370, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as

Beginning at the Southeast corner of said Lot 5; thence Westwardly along the South line of said Lot 5 North 67 degrees 21 minutes 00 seconds West 134.79 feet to the Southwest corner thereof; thence Northwardly along the West line of said Lot 5 North 22 degrees 39 minutes 53 seconds East 55.00 feet to a point; thence South 67 degrees 21 minutes 00 seconds East 134.77 feet to the East line of said Lot 5; thence Southwardly along the said East line of Lot 5 South 22 degrees 39 minutes 00 seconds West 55.00 feet to the point of beginning and containing 7,413 square feet.

**VOLZ**  
**INCORPORATED**

LAND SURVEYORS - ENGINEERS - LAND PLANNERS  
10849 INDIAN HEAD IND'L BLVD.  
ST. LOUIS, MISSOURI 63132  
PHONE 314-426-6212

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Sheet 1 of 1  
Conway on the Grove